



10

## Planning Commission Staff Report

**TO:** PLANNING COMMISSION

**FROM:** NATHAN WILLIAMS, PLANNER II *NW*  
480-503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *cl*  
480-503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE:** JULY 2, 2014

**SUBJECT:** Z14-13: REQUEST TO REZONE APPROXIMATELY 45.85 ACRES OF REAL PROPERTY GENERALLY LOCATED SOUTH OF THE SOUTHEAST CORNER OF VAL VISTA DRIVE AND RIGGS ROAD, FROM APPROXIMATELY 45.85 ACRES OF SINGLE FAMILY - 35 (SF-35) WITH A PLANNED AREA DEVELOPMENT OVERLAY ZONING DISTRICT TO SINGLE FAMILY - 10 (SF-10) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY ZONING DISTRICT.

<b>STRATEGIC INITIATIVE:</b> Community Livability
---

To allow the development of a 90 lot residential subdivision compatible with the current surrounding uses.

### **RECOMMENDED MOTION**

**FOR THE REASONS SET FORTH IN THE STAFF REPORT, MOVE TO RECOMMEND APPROVAL TO THE TOWN COUNCIL FOR Z14-13, AS REQUESTED, SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT.**

## **APPLICANT/OWNER**

Company: EPS Group  
Name: Drew Huseth  
Address: 2045 S. Vineyard Ave. Suite 101  
Mesa, AZ 85210  
Phone: 480-503-2250  
Email: [drew.huseth@epsgroupinc.com](mailto:drew.huseth@epsgroupinc.com)

Company: Reserves at Val Vista  
Name: Joe Brekan  
Address: 1400 E. Southern Ave.  
Tempe, AZ 85282  
Phone: 602-330-5785  
Email: [joebrekan@gmail.com](mailto:joebrekan@gmail.com)

## **BACKGROUND/DISCUSSION**

### **History**

<i>Date</i>	<i>Action</i>
<i>December 19, 2006</i>	The Town Council adopted Ordinance No. 1880 (A06-66) and annexed approximately 156.5 acres including the subject site into the Town of Gilbert.
<i>March 6, 2007</i>	The Town Council adopted Resolution No. 2748 and Ordinance No. 1916 (GP06-08 and Z06-84) that changed the land use and zoning designations for the Reserves at Val Vista I and II, including the 45 acre subject site (Reserves at Val Vista I) from Residential > 0-1 DU/ Acre to Residential > 1-2 DU/ Acre and rezoning from Maricopa County Rural 43 to Town of Gilbert SF-15 PAD.
<i>January 26, 2012</i>	The Town Council adopted Ordinance No. 2356 (Z11-20) that changed the zoning designation for the 45 acre subject site from SF-15 PAD (Reserves at Val Vista I) to SF-35 PAD (The Val Vista Country Square PAD), for a congregare living facility on the subject site.
<i>May 7, 2014</i>	The Planning Commission reviewed Z14-13 as a Study Session item.
<i>June 4, 2014</i>	The Planning Commission continued Z14-13 to the July 2, 2014 Planning Commission meeting.

### **Overview**

The applicant is requesting to rezone the 45.85 acre subject site to SF-10 PAD for a 90 lot residential subdivision with a combination of 22 lots at 11,900 sq. ft. in size and 68 lots at 12,600 sq. ft. in size. The proposed Reserves Val Vista PAD rezoning site is located in the Santan Character Area. The applicant is not requesting any Land Development Code (LDC) deviations from the conventional SF-10 with the exception of SF-10 lot sizes that are proposed to be larger than the standard 10,000 sq. ft. lots, as noted below in the Site Development Standards Table below.

Currently, the 45.85 acre subject site is zoned SF-35 PAD for a Congregate Living Facility. The PAD entitles the Congregate Living Facility for a comprehensive range of care services including Independent Living, Assisted Living, Memory Care, Skilled Nursing and Hospice, which is known as an “age in place” center allowing residents to move to increasing levels of professional care over time as necessary. Overall, the approved Development Plan contains 47 buildings and 13 buildings with a floor area of 279,414 sq. ft. and all structures are single story. The PAD approves a range of buildings including a dining hall, club house, wellness center and garages along with 140 beds and 116 living units.

Additionally, the approved Development Plan provides a 55 ft. wide private internal loop road with connections from Val Vista Drive to the west. The approved traffic study was prepared for this project, which stated that 805 vehicle trips per day would be generated by the congregate living use.

#### **Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	Residential > 0-1 DU/Acre	Maricopa County Rural - 43	Large lot residential uses
South	Residential > 0-1 DU/Acre	Maricopa County Rural - 43	Agrarian/ Equine Uses
East	Public Facility/ Institutional (PF/I)	Public Facility/ Institutional (PF/I)	RWCD Canal
West	City of Chandler - Medium Density Residential	Residential PAD – Lots approx. 7,500 sq. ft. in area	Sun Groves subdivision
Site	Residential > 1-2 DU/Acre	Single Family-15 (SF-15)	Undeveloped

#### **Site Development Standards:**

	<b>Previous for Reserves at Val Vista I (Z06-84/ Ord. No. 1916)</b>	<b>LDC Conventional</b>	<b>Proposed Development for The Reserves at Val Vista (Z14-13)</b>
Zoning District:	SF-15 PAD	SF-10	SF-10 PAD
Number of Lots/ Density	65 lots (Density - 1.45 DU/ Acre)	N/A	90 lots (Density - 2 DU/ Acre)
Minimum Lot Area (sq. ft.)	20,000 sq. ft.	10,000 sq. ft.	<b>11,900 sq. ft.</b> (22 lots) <b>12,600 sq. ft.</b> (68 lots)
Minimum Lot Dimensions (ft.)	Widths: 110', 115' 120' Depth: 155'	85' x 110'	<b>85' x 140'</b> (22 lots) <b>90' x 140'</b> (68 lots)
Maximum Height (ft.)/Stories	30'/ 2-stories	30'/ 2-stories	30'/ 2-stories

	<b>Previous for Reserves at Val Vista I (Z06-84/ Ord. No. 1916)</b>	<b>LDC Conventional</b>	<b>Proposed Development for The Reserves at Val Vista (Z14-13)</b>
Setbacks:			
Front Yard	30'	25'	25'
Side Yard	10'/20'	10'/10'	10'/10'
Rear Yard	30'	30'	30'
Lot Coverage	35% single story 35% two/ three-story	45% single story 40% two/ three-story	45% single story 40% two/ three-story

\* *Modified internal street cross-section requested – 33' back of curb public ROW, with 8.5' landscape/ sidewalk easement and 8' PUE.*

### **CONFORMANCE WITH GENERAL PLAN**

The proposed development is located within the Santan Character Area and will remain under the density threshold of 1-2 DU/Acre with 90 lots on 45 acres for a density that conforms and implements the General Plan since it:

- Would help to create a neighborhood with an identity that complements Gilbert's heritage.
- Provides a suitable development and land use density adjacent to large lot residential lots and the existing RWCD canal.
- Makes use of a site that has limited access and not located on an arterial street frontage.

### **REZONING**

The rezoning proposes to develop a residential subdivision within the Santan Character Area, which offers large lots (11,900 – 12,600 sq. ft. minimum) that remain compatible with the land use classification on the subject site (Residential > 1-2 DU/ Acre) and the surrounding parcels. The requested change can be compared to the past approval for The Reserves at Val Vista – this project provides 25 more lots than The Reserves at Val Vista I which had 65 lots (20,000 sq. ft. in area)). The change in density remains in conformance with the current land use designation (Residential 1-2 DU/ Acre).

The main access to the subject site would be via Val Vista Drive, directly west of the subject site. The proposed Development Plan for The Reserves at Val Vista utilizes two (2) access points directly from Val Vista Drive. Secondary/emergency access is anticipated to be provided to the north, across an RWCD easement into an anticipated future residential development (Puri Farms, Z14-08). This connection was also the original design of the Reserves at Val Vista I and II. However, the overall development is now being applied for as two separate projects with the 45.85 acre Reserves at Val Vista piece (Z14-13, formerly The Reserves at Val Vista I) and the 31.8 acre Puri Farms piece (formerly The Reserves at Val Vista II).

### **PUBLIC NOTIFICATION AND INPUT**

A neighborhood meeting was held on February 20, 2014. Comments included access and improvements to Val Vista Drive, infrastructure improvements, perimeter walls, trails, 2-story homes, and the relationship to the Puri Farms rezoning to the north.

## **SCHOOL DISTRICT COMMENTS**

No comments have been received.

## **PROPOSITION 207**

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. These waivers are located in the case file.

## **REASONS FOR THE RECOMMENDATION**

1. The proposed zoning amendment conforms to the General Plan, the Santan Character Area, any applicable neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town’s strategic initiative for Community Livability. It supports the motto “Gilbert: Clean, Safe, Vibrant.”

## **STAFF RECOMMENDATION**

For the following reasons: the development proposal conforms to the intent of the General Plan and can be coordinated with existing development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval to the Town Council for Z14-13 a request to rezone approximately 45.85 acres of real property generally located south of the southeast corner of Val Vista Drive and Riggs Road, from approximately 45.85 acres of Single Family - 35 (SF-35) with a Planned Area Development overlay zoning district to Single Family - 10 (SF-10) with a Planned Area Development (PAD) overlay zoning district, subject to the following conditions:

- a. Dedication to Gilbert for Val Vista Drive right-of-way that is adjacent to the Property shall be completed prior to the effective date of this ordinance. Failure to complete dedication prior to the effective date of this ordinance may result in reversion of the zoning to the prior zoning classification.
- b. Dedication of Val Vista Drive shall extend 65 feet from the monument line.
- c. Construction of off-site improvements to Val Vista Drive adjacent to the Property shall be completed prior to issuance of a certificate of occupancy or final approval of any building constructed on the Property or at the time

requested by Gilbert, whichever is earlier. If Gilbert constructs the improvements required by this ordinance as part of its capital improvements program prior to development of the Property, Developer shall reimburse Gilbert for its reasonable costs of construction prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on the Property.

- d. Prior to the effective date of this ordinance, Developer shall enter into a Development Reimbursement and Lien Agreement agreeing that Developer will reimburse Gilbert for the costs of design and construction of off-site improvements required by this ordinance if Gilbert constructs the improvements as part of its capital improvements program. Failure by Developer to execute a Development Reimbursement and Lien Agreement prior to the effective date of this ordinance may result in reversion of the zoning to the prior zoning classification. If Developer constructs the improvements, Gilbert shall release Developer from its obligations under the Development Reimbursement Agreement.
- e. At the written request of Gilbert, Developer shall dedicate all necessary easements for the roadway improvements, including easements for drainage and retention and temporary construction easements. Failure to dedicate said easements within thirty (30) days after the date of Gilbert's written request may result in the reversion of the zoning of the Property to the prior zoning classification.
- f. Developer shall create a Homeowner's Association (HOA) or Property Owners' Association (POA) for the ownership, maintenance, landscaping, improvements and preservation of all common areas and open space areas and landscaping within the rights-of-way.
- g. Developer shall record easements to be owned by the HOA for pedestrian, bicycle, multi-use or trail system purposes as determined by the final plat, at the time of final plat recordation, or earlier if required by the Town Engineer. In recognition of the modifications to the underlying zoning regulations set forth herein, such easements shall be open to public access and use.
- h. Prior to final plat approval, Developer shall pay for its proportional share of water and sewer mains benefitting the Property, as required by the Town Engineer.

- i. The Project shall be developed in conformance with Gilbert's zoning requirements for the zoning districts and all development shall comply with the Town of Gilbert Land Development Code, except as modified by the following:

1. The Reserves at Val Vista Planned Area Development (PAD) shall be developed in conformance with the Town's zoning requirements for the Single Family- 10 (SF-10) and all development shall comply with the Town of Gilbert Land Development Code except as modified by the following:

	Proposed Development for The Reserves at Val Vista (Z14-13)
Minimum Lot Area (sq. ft.)	<b>11,900 sq. ft.</b> (22 lots) <b>12,600 sq. ft.</b> (68 lots)
Minimum Lot Dimensions (ft.)	85' x <b>140'</b> (22 lots) <b>90' x 140'</b> (68 lots)

- j. The applicant shall modify the internal street cross-section; per the cross-section detail provided on the Development Plan, noting 33' back of curb public ROW, with 8.5' landscape/ sidewalk easement and 8' PUE. Construction within the 50-foot combined public ROW and landscape/sidewalk easements shall be in accordance with Town standards for public streets.
- k. The developer shall dedicate a thirty-two (32) foot wide public access easement and construct a ten (10) foot wide meandering stabilized decomposed granite trail along the east side of the site.

Respectfully submitted,



Nathan Williams  
Planner II

**Attachments:**

1. Notice of Public Hearing
2. Aerial (2 pages)
3. Zoning Exhibit
4. Development Plan

5. Project Narrative (8 pages)
6. Past Development Plan for The Reserves at Val Vista I: Approved under Z06-84
7. Minutes from the May 7, 2014 Planning Commission Study Session (5 pages)



July 2, 2014

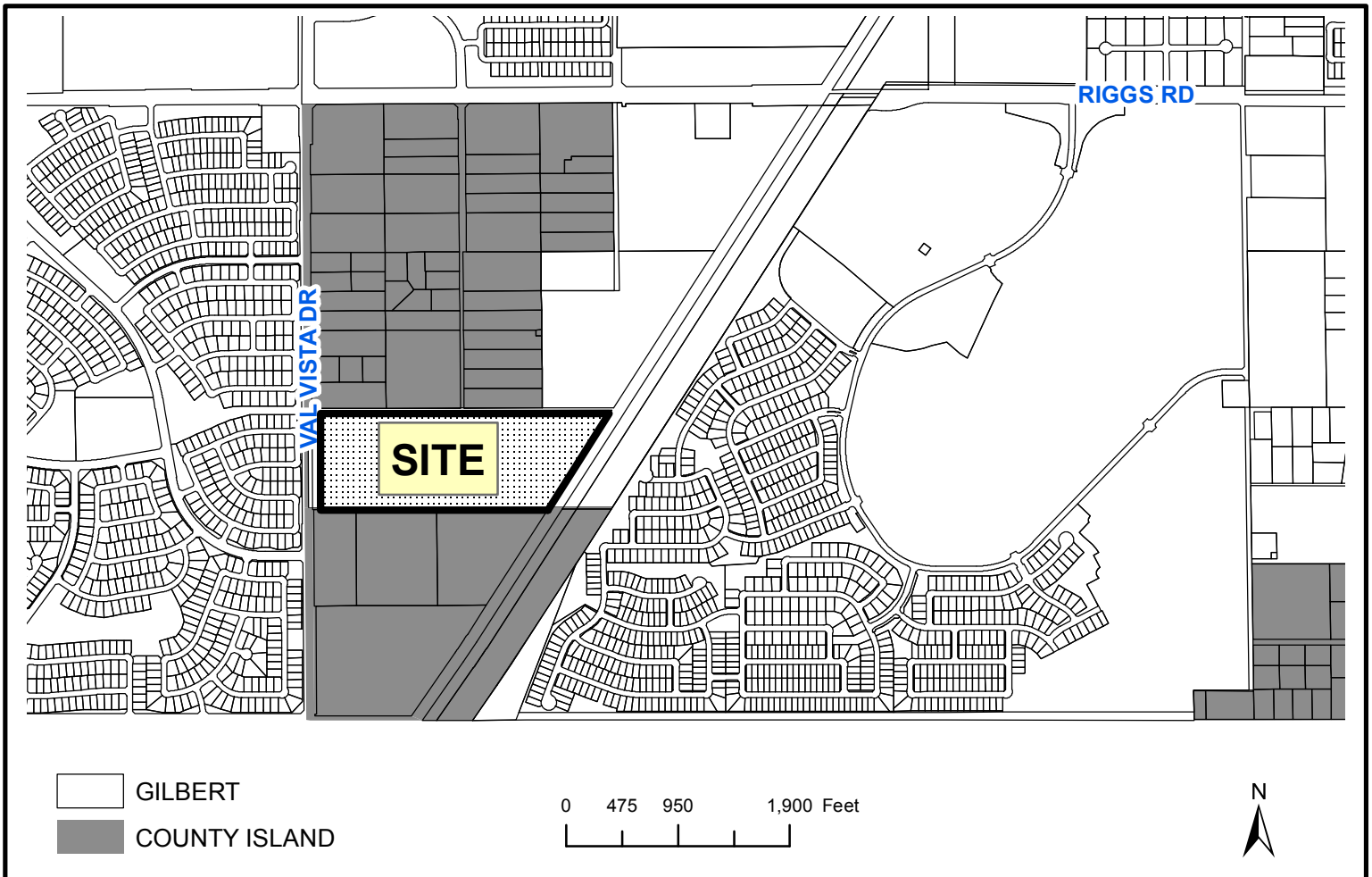
# Notice of Public Hearing

**PLANNING COMMISSION DATE:****Wednesday, July 2, 2014\* TIME: 6:00 PM****TOWN COUNCIL DATE:****Thursday, July 31, 2014\* TIME: 7:00 PM****LOCATION: Gilbert Municipal Center, Council Chambers****50 E. Civic Center Drive****\* Call Planning Department to verify date and time: (480) 503-6700****REQUESTED ACTION:**

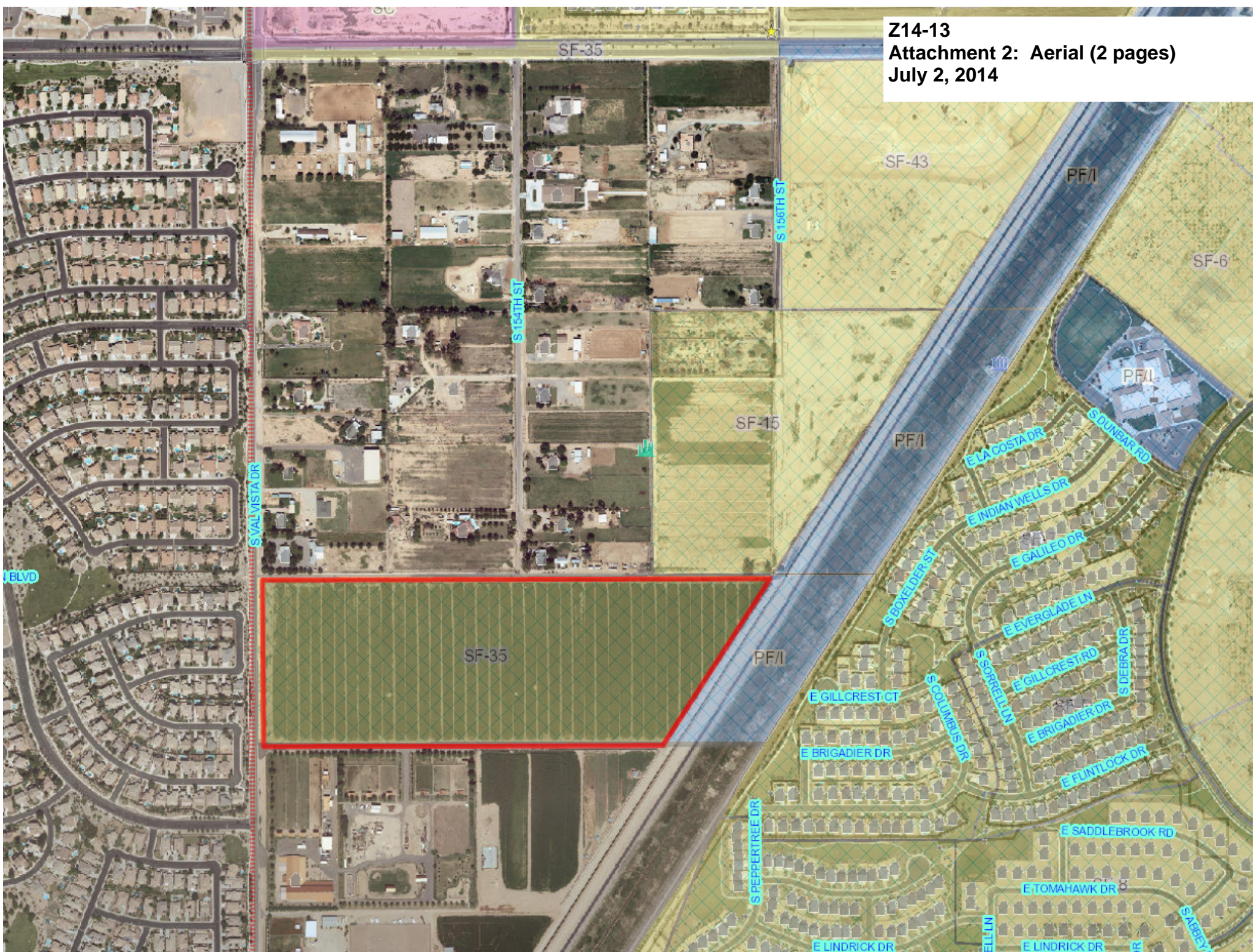
Z14-13: Request to rezone approximately 45.85 acres of real property generally located south of the southeast corner of Val Vista Drive and Riggs Road, from approximately 45.85 acres of Single Family - 35 (SF-35) zoning district with a Planned Area Development overlay zoning district to Single Family - 10 (SF-10) zoning district with a Planned Area Development (PAD) overlay zoning district to modify minimum lot area and lot dimensions and internal street cross-section. The effect of the rezoning will be to allow a residential development with approximately 90 home lots.

S14-06: The Reserves at Val Vista: Request to approve Preliminary Plat and Open Space Plan for 90 home lots (Lots 1-90) on approximately 45 acres of real property located south of the southeast corner of Val Vista Drive and Riggs Road in the Single Family Residential - 10 (SF-10) zoning district with a Planned Area Development (PAD) overlay zoning district.

\* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

**SITE LOCATION:****APPLICANT: EPS Group, Inc.****CONTACT: Drew Huseh****ADDRESS: 2045 S. Vineyard, Suite 101****Mesa, AZ 85210****TELEPHONE: (480) 503-2250****E-MAIL: [drew.huseh@epsgruoupinc.com](mailto:drew.huseh@epsgruoupinc.com)**





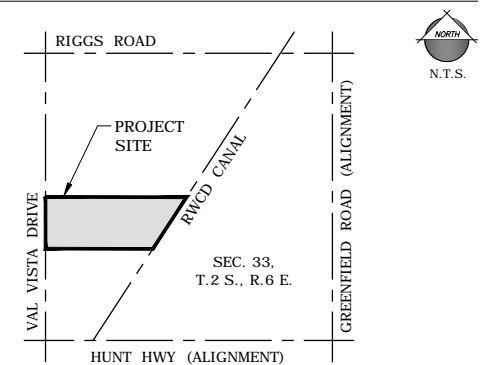




# ZONING EXHIBIT FOR THE RESERVES at VAL VISTA

A PORTION OF THE SOUTHWEST QUARTER, SECTION 33, T.2 S., R.6 E., GILA AND SALT RIVER  
MERIDIAN, MARICOPA COUNTY, ARIZONA

## VICINITY MAP



## PROJECT TEAM

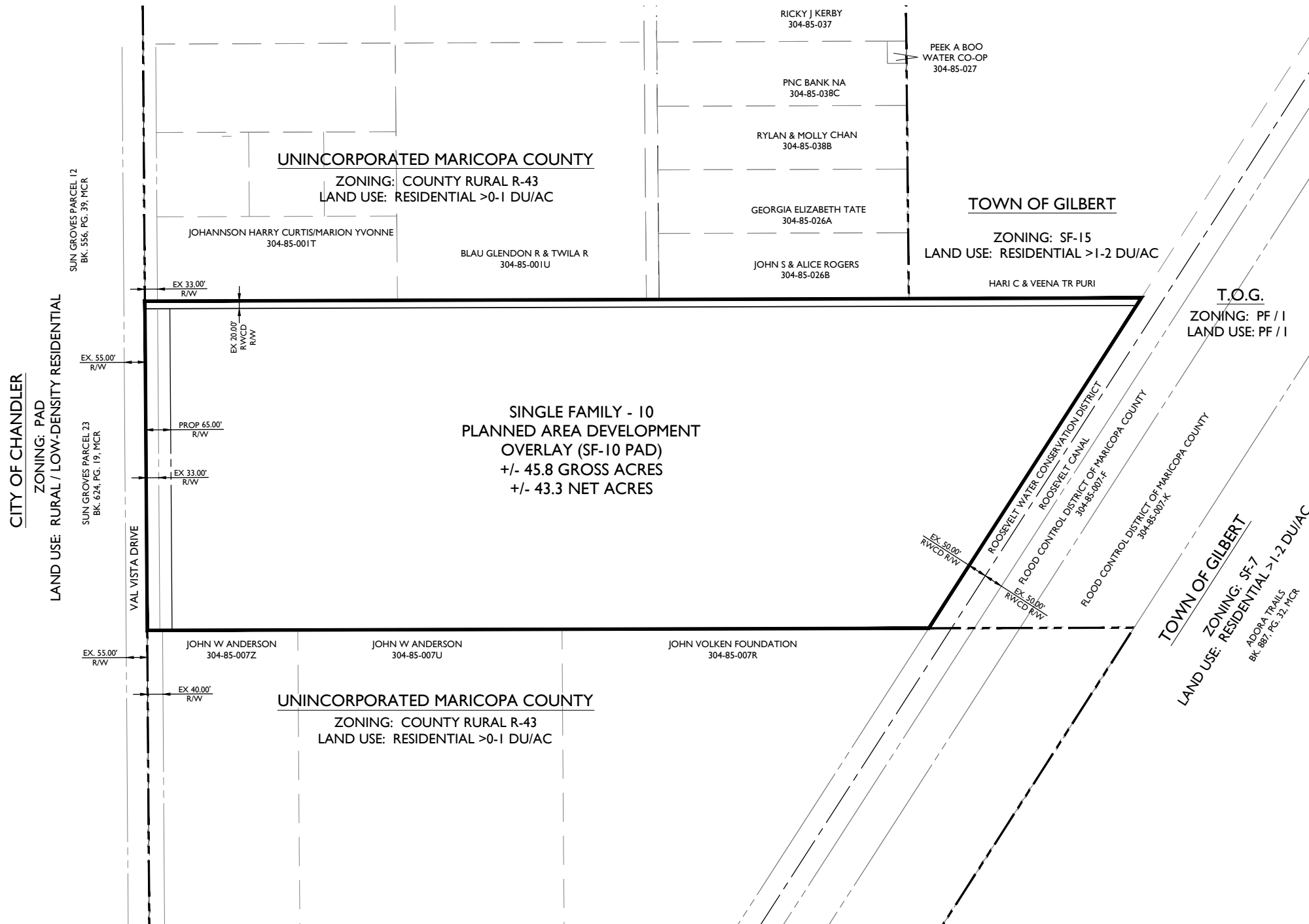
DEVELOPER:  
RESERVES AT VAL VISTA, LLC.  
1400 E. SOUTHERN AVE., SUITE 100  
TEMPE, AZ 85282  
TEL: (602)-330-5785  
CONTACT: JOE BREKAN

CONSULTANT:  
EPS GROUP, INC.  
2045 S. VINEYARD, SUITE 101  
MESA, AZ 85210  
TEL: (480)-503-2250  
FAX: (480)-503-2258  
CONTACT: DREW HUSETH

## PROJECT DATA

A.P.N.  
CURRENT LAND USE:  
EXISTING GENERAL PLAN:  
EXISTING ZONING:  
PROPOSED ZONING:

304-85-007P  
AGRICULTURE / UNDEVELOPED  
RESIDENTIAL > 1 - 2 DU/AC  
SINGLE FAMILY-35 PAD (SF-35 PAD)  
SINGLE FAMILY-10 PAD (SF-10 PAD)  
  
GROSS AREA: +/- 45.8 ACRES  
NET AREA: +/- 43.3 ACRES  
(EXCLUDING 65' VAL VISTA DR. R/W  
AND 20' RWCD R/W)

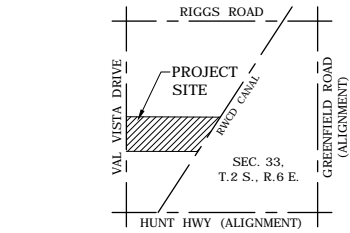


**Z14-13**  
**Attachment 3: Zoning Exhibit**  
**July 2, 2014**

FEBRUARY 13, 2014 - PRE-APPLICATION SUBMITTAL
APRIL 14, 2014 - 1ST SUBMITTAL
MAY 20, 2014 - 2ND SUBMITTAL
JUNE 4, 2014 - 3RD SUBMITTAL



VICINITY MAP



PROJECT DATA

A.P.N. 304-85-007P  
CURRENT LAND USE: AGRICULTURE / UNDEVELOPED  
EXISTING GENERAL PLAN: RESIDENTIAL > 1 - 2 DU/AC  
EXISTING ZONING: SINGLE FAMILY-35 PAD (SF-35 PAD)  
PROPOSED ZONING: SINGLE FAMILY-10 PAD (SF-10 PAD)

GROSS AREA: +/- 45.8 ACRES  
NET AREA: +/- 43.3 ACRES  
(EXCLUDING 65' VAL VISTA DR. R/W AND 20' RWCD R/W)

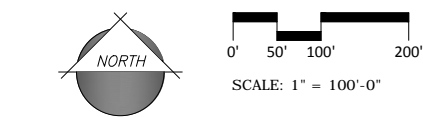
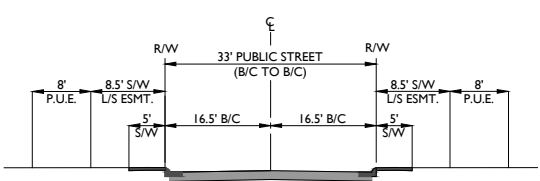
NO. OF LOTS: 90 LOTS  
GROSS DENSITY: 2.0 DU/AC

PROJECT TEAM

PROPERTY OWNER:  
RESERVES AT VAL VISTA, LLC.  
1400 E. SOUTHERN AVE., SUITE 100  
TEMPE, AZ 85282  
TEL: (602)-330-5785  
CONTACT: JOE BREKAN

CONSULTANT:  
EPS GROUP, INC.  
2045 S. VINEYARD, SUITE 101  
MESA, AZ 85210  
TEL: (480)-503-2250  
FAX: (480)-503-2258  
CONTACT: DREW HUSETH, AICP

PUBLIC STREET CROSS SECTION



Z14-13  
Attachment 4: Development Plan  
July 2, 2014



The Reserves at Val Vista

**PAD Rezoning & Preliminary Plat Narrative**

S / SEC Riggs Road &amp; Val Vista Drive

Submitted: April 16, 2014

Revised: May 20, 2014

**Property Owner**

Reserves at Val Vista, LLC  
 1400 E. Southern Avenue, Suite 100  
 Tempe, AZ 85282  
 Tel: 602-330-5785  
 Contact: Joe Brekan

**Applicant**

EPS Group, Inc.  
 2045 S Vineyard Ave, Suite 101  
 Mesa, AZ 85210  
 Tel: 480.503.2250  
 Contact: Drew Huseh

**Introduction**

The subject site that is contained in this request is located south of the southeast corner of Riggs Road and Val Vista Drive. This site consists of approximately 45 acres and is Maricopa County Tax Assessor Parcel Number (APN) 304-85-007P. This application submittal consists of two requests. The first is for a Rezoning from the current zoning classification of Single-Family - 35 with a Planned Area Development Overlay (SF-35 PAD) for the development of a Congregate Living Facility to Single Family-10 with a Planned Area Development Overlay (SF-10 PAD). The PAD overlay is to illustrate a residential development layout for 90 single-family residential lots and to provide public street section details for the internal local residential streets. The second request is for review and approval of a Preliminary Plat and Open Space Plan for 90 lots. The effect of these entitlement approvals is to allow for the development of a single-family residential development totaling 90 lots.

Project Data	
<b>A.P.N.</b>	304-85-007P
<b>Current Land Use</b>	Agricultural / Undeveloped
<b>Existing General Plan Land Use Designation</b>	Residential > 1-2 DU/Ac.
<b>Current Zoning District</b>	Single Family-35 PAD (SF-35 PAD)
<b>Proposed Zoning District</b>	Single Family-10 PAD (SF-10 PAD)
<b>Gross Area</b>	+/- 45.8 Acres
<b>Net Area</b>	+/- 43.3 Acres (Excludes 65' Val Vista Drive R/W and 20' RWCD R/W)
<b>Lot Sizes</b>	
<b>85x140</b>	22 Lots (24%)
<b>90x140</b>	68 Lots (76%)
<b>Total No. Lots</b>	90 Lots



<b>Gross Density</b>	2.0 DU/Ac.
<b>Open Space</b>	+/- 10.69 Ac.
<b>Internal Streets</b>	Public – 33' R/W (b/c to b/c)

### **Background**

<b><i>December 19, 2006</i></b>	Town Council adopted A06-66 (Res. 1880) to annex the approximate 156.59 acre of land near Val Vista Drive and Riggs Road including this site.
<b><i>February 7, 2007</i></b>	The Planning Commission recommended approval of GP06-08 and Z06-84, The Reserves at Val Vista I.
<b><i>March 6, 2007</i></b>	Town Council adopted GP06-08 (Res. 2748) and Z06-84 (Ord. 1916) amending the General Plan from Res>0-1DU/Ac. to Res>1-2 DU/Ac. and rezoned from County Rural- 43 to Gilbert Single Family-35 (SF-35) PAD District for a 45.85 ac. site known as “The Reserves at Val Vista.”
<b><i>July 11, 2007</i></b>	Planning Commission approved S07-03, the Preliminary Plat for the Reserves at Val Vista I containing 65 residential lots on the subject 45 acre site.
<b><i>July 19, 2007</i></b>	The Design Review Board approved S07-03, the open space plan for Reserves at Val Vista I for the subject site.
<b><i>March 25, 2008</i></b>	Town Council gave final plat approval to S07-03, Reserves at Val Vista, however the plat was never recorded.
<b><i>January 4, 2012</i></b>	Planning Commission recommended approval of Case Z11-20 Val Vista Country Square Congregate Living rezoning.
<b><i>January 26, 2012</i></b>	Town Council approved Case Z11-20 Val Vista Country Square Congregate Living Facility; to rezone the subject 45 ac. site from Single Family- 15 (SF15) PAD to Single Family- 35 (SF-35) with a PAD overlay zoning district and amended development standards.

As noted in the summary above, the Town of Gilbert most recently approved an ordinance to rezone (Town Ref. No. Z11-20) the approximate 45 acre site to Single Family - 35 with a PAD overlay to permit the development of a Congregate Living Facility on the site under the provisions of a Conditional Use Permit, which has since expired. The property ownership group has been proactively attempting to develop the Congregate Living Facility as approved, but the development plans are not feasible and as a result, all development plans have been terminated. In order to put this site to a contributing use and to enable the property to be developed as proposed by the development team, new entitlements must be approved. The proposed residential development will be a very positive addition that is in compliance with the intent and goals of the Santan Character Area.



### **Surrounding Land Uses**

This development is uniquely located and isolated by two major arterials and the RWCD Canal/Maricopa Floodway; adjacent to a more urban environment in the City of Chandler with a minor north/south arterial to the west; and adjacent to the RWCD canal and Maricopa Floodway to the east which is a component of the Town's trail system. The planned development proposal to the northeast, Puri Farms, continues the residential development pattern. Surrounding uses to the north and south not yet within the Town of Gilbert include agricultural uses to the south and low density residential lots of one acre or greater to the north.

<b>Surrounding Existing Use and Zoning Designations</b>		
	<b>Existing Use</b>	<b>Existing Zoning</b>
<b>North</b>	RWCD Right-of-Way; Single Family Residences; and Undeveloped/Vacant	Maricopa County Rural-43; and Town of Gilbert PF/I, and SF-15 PAD (Proposed Puri Farms)
<b>East</b>	RWCD Canal; Maricopa Floodway; and Adora Trails Subdivision	Town of Gilbert PF/I; Maricopa County Flood Control District; and SF-D, 6, 7 and 8 PAD at Adora Trails
<b>South</b>	Agricultural Uses; Against All Odds Foundation (an animal rescue) and Marley Farms equestrian, farm and petting zoo	Maricopa County Rural-43
<b>West</b>	Val Vista Drive, a minor arterial, then the Sun Groves Single Family Subdivision	City of Chandler PAD

### **Land Use**

The Town of Gilbert Land Use Map designates the site as Residential >1-2 du/ac and is located within the Santan Character Area. The Santan Character Area is a geographical area in the Town of Gilbert that was envisioned as a combination of rural residential development and suburban neighborhoods. The majority of the Santan area is planned for residential development ranging from 0-1 du/acre and 2-3.5 du/acre. The proposed residential development is in compliance with Residential >1-2 land use designation for the site and provides a housing opportunity between the 0-1 and 2-3.5 land use designations. **The proposed entitlement applications further supports the Santan Character guidelines and policies:**

- Will help to create a neighborhood with an identity that complements Gilbert's heritage.
- Makes use of a site that has limited access and not located on an arterial street frontage.
- Provides a suitable development and land use density adjacent to large lot residential lots and the existing RWCD canal.





**Provide substantial buffering between different land uses and densities.**

- Utilize distance separation, walls, drought tolerant landscaping and streets to buffer dissimilar land uses.
- Encourage agricultural themes within the buffer area for residential and commercial development.

**Adapt canals, laterals, washes and floodways for recreation and trails.**

- Utilize natural and manmade corridors for open space areas.

**Plan an area-wide trail/pathway system.**

- Provide links and access trails to equestrian and hiking areas.
- Promote a multi-use trail connection from the Santan Area to Santan Regional Park.
- Design corridors utilizing existing washes canals and arterials.
- Coordinate the trail system with neighboring communities.
- Locate private parks and open spaces with adequate access to trails and canals.

The Reserves at Val Vista implements and is consistent with the Santan Character area plan and Residential>1-2 General Plan Land Use Category.

**Development Plan**

The size, scale and environment of the site is appropriate for a single-family residential development. The development plan has been designed to harmonize and work within the existing parameters and to minimize impacts and disturbances to adjacent land uses. Lot placement, street alignments and open space corridors have been designed to work efficiently and to provide compatibility to the surrounding area.

The development consists of 90 residential lots, which includes 22- 85'x140' – 11,900 sq. ft. lots and 68- 90'x140' – 12,600 sq. ft. lots. The north portion of the property will include the 90'x140' lots and the 85'x140' lots are located along the east and south boundaries of the site. The proposed lot sizes and areas exceed Town Land Development Code (LDC) requirements for the SF-10 zoning district. The overall gross density is 2.0 du/ac and is within the approved General Plan land use designation.

While an increase to the General Plan allowable density is not proposed, we recognize that we are decreasing the sizes of the lots while also adding 25 units to the development. This increase in unit count is necessary and is in compliance with the Town of Gilbert Land Use designation of 1-2 du/ac for the site. The originally approved 65-lot subdivision was designed to include on lot-retention, which was in compliance with Town policies at the time. However, Town subdivision drainage requirements and guidelines have changed and on-lot retention for the previously approved 65-lot development is not allowed today. The 65-lot development plan is not practical. This is actually a good thing, because it has mitigated and eliminated the potential drainage impact on individual lots. Most significantly, it has provided the opportunity



to incorporate more active and passive open spaces. This has resulted in more than 24% open space for the community, more than double what is required, but leaves significantly less area for the design of lots, which results in this approval request to reduce the lot size that was previously approved. With that being said, we recognize the unincorporated Maricopa County acreage properties to the north and thus developed the two lot sizes. The larger 90x140 (12,600 sq.ft.) lots have been incorporated along the north and south-southwest perimeters. Even with slightly smaller lots, open space openings have been incorporated along the north and south perimeter, which is a significant upgrade from the previous approval that incorporated no open space openings with access to parks, trails and canals.

### **Development Standards**

In the developed condition, The Reserves at Val Vista will conform to the Town of Gilbert LDC standards for the Single Family-10 (SF-10) zoning district. No modifications to the LDC Zoning Development Standards are proposed. The Planned Area Development (PAD) overlay request is to illustrate and ensure the conformance to the development of 90 single-family residential lots and to provide a public street section detail for the internal local residential streets.

### **Circulation**

The existing circulation system of the area supports a 90-lot single-family development at this location. Access into the development is provided from two points of access along Val Vista Drive, which currently has two (2) travel lanes with striped median road and intersects with Riggs Road to the north. Val Vista Drive right-of-way dedication along the development frontage will be per Town of Gilbert minor arterial requirements. As previously mentioned, a primary component of the Planned Area Development (PAD) overlay request is to provide a public street section detail for the internal residential local streets. All internal streets will be defined as a 33-foot back of curb to back-of-curb public right-of-way with an 8.5 foot landscape/sidewalk easement and an 8-foot P.U.E., which is in conformance with Town of Gilbert standards. A street cross section for the internal local residential streets is detailed on the enclosed preliminary plat.

The Reserves at Val Vista is an independent project and does not rely on the planned Puri Farms to the north / northeast for secondary vehicular access, as two points of vehicular access are provided at Val Vista Drive.

### **Open Space and Trails**

The open space plan for The Reserves at Val Vista will provide approximately 10.69 acres, or approximately 24% of total open space, which is significantly more than the Santan Character Area Plan requirement of 10%. Two trail segments are proposed. A 32 foot trail section is proposed along the western edge of the RWCD canal which implements the Central Trail, and a 5 foot internal trail will connect from the central amenity area of the development to the Central Trail within a 20 foot landscape setback along the north.

Generous open space is provided at the Val Vista frontage to meet the San Tan Character Area Goal of a rural appearance in the form of large landscape tracts adjacent to roadways. Open



space and entry monumentation at the Val Vista Drive entrance provides an attractive sense of arrival and pleasant landscape streetscape into the neighborhood. Interior open space includes active and passive play areas that are connected to the trail system within the development. The open space included in this project will be reviewed and approved by the Design Review Board as this development is greater than 20 acres.

### **Public Utilities and Services**

These Rezoning and Preliminary Plat requests will not adversely affect the ability of the Town to provide municipal services. Similarly, these requests will not have an adverse effect on existing or future public and private open space, recreation, schools or library facilities. The following list identifies public services and the provider for The Reserves at Val Vista:

Water	Town of Gilbert
Sewer	Town of Gilbert
Electric	Salt River Project
Gas	Southwest Gas Company
Telephone	CenturyLink / Cox Communications
Cable Television	CenturyLink / Cox Communications
Police Protection	Town of Gilbert
Fire/Ambulance	Town of Gilbert
Solid Waste	Town of Gilbert
School District	Chandler Unified School District

### **Roosevelt Water Conservation District**

On Wednesday, April 9, 2014, a meeting was held with RWCD to discuss the relationship of the existing RWCD right-of-way and easements along the north boundary of the site. There is an existing 20 foot RWCD right-of-way on the south side of the mid-section and a 20 foot RWCD easement on the north side of the mid-section (San Tan Boulevard alignment) to the north of the development. A cross section detail illustrating the relationship between the RWCD right-of-way, easement and north property boundary has been included on the preliminary plat. All existing RWCD facilities are located outside the boundary of the project. The Reserves at Val Vista presents no impacts and does not require any off-site improvements to existing RWCD facilities.

As previously discussed, the planned Puri Farms development to north / northwest will connect to this development for its secondary point of vehicular access and will be required to complete any necessary improvements to the existing RWCD facilities.

### **Infrastructure**

The Reserves at Val Vista will connect to an existing 16" water main at the intersection of Val Vista Drive and Riggs Road, and extend a 12" water main to the south property line. The onsite water system will require an 8" line size. The onsite line sizes will be designed to maintain adequate operating pressures and flows to serve both the firefighting and domestic water needs for the development.



Sewer service will connect to an existing 18" main at the intersection of Val Vista Drive and Riggs Road, and extend a 12" main from the intersection to the south property line. This service area is designated and improvements made in accordance to the sewer study for the West Santan Area of the Town of Gilbert. The onsite sewer will require an 8" line size.

### **Phasing**

The Reserves at Val Vista is proposed to be developed as one phase. Val Vista Road arterial improvements and all interior streets will developed with the initial construction as will all off-site and onsite improvements. The Reserves at Val Vista is an independent project and does not require any RWCD improvements, or off-site and onsite improvements of the planned Puri Farms development adjacent to the north/northeast.

### **Maintenance of Streets and Common Areas**

A Homeowner's Association (HOA) will be created to own, manage, and maintain all common areas and open space facilities. In addition to these tracts, the HOA will assume the maintenance responsibility for landscaping within the public right of way of the arterial roadway abutting the community's west boundary. Arterial and subdivision local streets will be constructed in accordance with the Town of Gilbert minimum standards, and the Town will be responsible for maintenance of the public streets. All landscaped tracts, open space, retention areas and trail systems will be built and maintained by a homeowners' association. All streets within the development will be public.

### **Residential Architecture**

Building elevations and floor plans have not been provided at this time as the project is in the preliminary design phase. Final architectural elevations, floor plans and details will be provided for the Town's consideration and Design Review action prior to a request for building permits for any of the residential units. Building architecture will be consistent with the Town's Residential Architectural Design Guidelines.

### **Public Participation**

A neighborhood meeting was conducted for the Rezoning and Preliminary Plat pre-application on Thursday, February 20, 2014 at Navarrete Elementary School. The purpose of the meeting was to provide a means for the surrounding neighbors and homeowners associations to review preliminary development proposals and for the applicant to solicit input and exchange information about the proposed development. All required mailing notifications, a meeting summary and list of attendees is included in this application.

### **Conclusion**

The approval of the PAD Rezoning and Preliminary will put this site to a contributing use and initiate development of a single-family residential subdivision totaling 90 lots that is in compliance with the Town's land use designation for the site. This proposed development provides an opportunity for the Town to increase compatible single-family residential



development to the area. We respectfully request approval from the Town of Gilbert for the requested PAD Rezoning and Preliminary Plat application submittals.

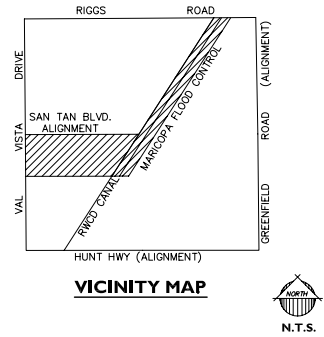


**PLANNER/ ENGINEER**  
EPS GROUP INC.  
2150-I S. COUNTRY CLUB DR. STE 22  
MESA, AZ 85210  
TEL (480)-503-2250  
FAX (480)-503-2258

**DEVELOPER/ OWNER**  
JOE BREKAN  
REALTY EXECUTIVES  
4667 SOUTH LAKESHORE DRIVE  
TEMPE, ARIZONA 85282

# CONCEPTUAL DEVELOPMENT, LAND USE AND CIRCULATION EXHIBIT FOR THE RESERVES AT VAL VISTA I

A Portion of the Southwest Quarter of Section 33, Township 2  
South, Range 6 East of the, Gila & Salt River Base & Meridian,  
Maricopa County, Arizona



## LAND USE SUMMARY

Proposed Land Use	Acres		General Plan Classification		Zoning Districts	
	Gross	Net	Current	Proposed	Current	Proposed
RESIDENTIAL (THE RESERVES AT VAL VISTA I)	45.85	43.27	Residential > 0-1 DU/ac	Residential > 1-2 DU/ac	County Rural-43	SF-15 PAD
FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	33.26	33.26	Residential > 2-3.5 DU/ac	Public Facility / Institutional	County Rural-43	PF/I
RWCD CANAL	9.37	9.37	Utility / Transportation Corridor	Utility / Transportation Corridor	County Rural-43	PF/I

## DEVELOPMENT DATA

Proposed Land Use	Acres		Min. Lot Widths	Min. Lot Depth	Min. Lot Area	Minimum Setback			No. of Lots	Gross Density	Open Space Landscape Area	
	Gross	Net				Front	Side	Rear				
RESIDENTIAL (THE RESERVES AT VAL VISTA I)	45.85	43.30	110', 115', 120'	155'	20,000 sq.ft.	30'	10'/20' Min. bldg separation 30'	30'	65	1.45 DU/ac	6.18 AC.	14% of Net Area

**Z14-13**  
**Attachment 6: Past Development Plan for The Reserves at Val Vista I: Approved under Z06-84**  
**July 2, 2014**

## LOT MATRIX

Lot Numbers	Lot Dimensions
1-16, 23-37	120 x 175
17-22	115 x 185
38-65	110 x 185

**NOTE**  
THE RESERVES AT VAL VISTA I IS AN INDEPENDENT PROJECT. PRIMARY AND SECONDARY ACCESS FOR THE RESERVES AT VAL VISTA I WILL BE ALONG VAL VISTA DRIVE.

**PHASE II**  
LOTS 17 AND 18 FOR THE RESERVES AT VAL VISTA I MAY NOT BE BUILT UNTIL THE RESERVES AT VAL VISTA II HAS BEEN FINALIZED.



## THE RESERVES AT VAL VISTA I

Project:

Revisions:
NOVEMBER 13, 2004 - PAD REZONING SUBMITTAL
DECEMBER 13, 2004 - REVISED ENTRY MODIFICATION
JANUARY 12, 2007 - PAD REZONING SUBMITTAL
AUGUST 2, 2007 - EXHIBIT REVISION LOT 5 2437

CALL TWO WORKING DAYS BEFORE YOU GO  
**263-1100**  
**1-800-STAKE-IT**  
(OUTSIDE MARICOPA COUNTY)

Designer: MSE  
Drawn by: MSE

Job No.  
**05-124**

Sheet No.  
**I of I**

**TOWN OF GILBERT  
PLANNING COMMISSION STUDY SESSION  
GILBERT MUNICIPAL CENTER, 50 E. CIVIC CENTER DRIVE GILBERT ARIZONA  
MAY 7, 2014**

**COMMISSION PRESENT:**

**Chairman Jennifer Wittmann  
Vice Chairman Joshua Oehler  
Commissioner Brigitte Peterson  
Commissioner David Blaser  
Commissioner Carl Bloomfield  
Commissioner Kristofer Sippel  
Commissioner David Cavenee  
Alternate Commissioner Khyl Powell**

**COMMISSION ABSENT:**

**None**

**STAFF PRESENT:**

**Planning Services Manager Linda Edwards  
Principal Planner Catherine Lorbeer  
Senior Planner Maria Cadavid  
Planner Amy Temes  
Planner Curtis Neal  
Planner Nathan Williams**

**ALSO PRESENT:**

**Town Attorney Michael Hamblin  
Town Attorney Jack Vincent  
Recorder Margo Fry**

**CALL TO ORDER:**

Chairman Jennifer Wittmann called the meeting to order at 5:30 p.m.

**GP14-06 - Parcels 10 & 17 of Cooley Station: Request for Minor General Plan Amendment to change the land use classifications of approximately 115 acres of real property generally located at the southeast of the southeast corner of Recker and Williams Field Roads from 8.47 acres of Residential >8-14 Du/Acres, and 106.27 acres of Residential > 5-8 Du/Acre land use classifications to 112.74 acres of Residential 3.5 - 5 DU/Acre land use classification and 2.04 acres of Neighborhood Commercial (NC);**

**Z14-11 - Parcels 10 & 17 of Cooley Station: Request to amend Ordinance[s] No.1900, 2179, 2195, 2304, 2413, 2425, 2443, 2473 and 2485 and rezone approximately 115 acres of real property within the Cooley Station Planned Area Development (PAD) and generally located Recker and Williams Field Roads from approximately 115 acres of Single Family - Detached (SF-D) within a Planned Area Development overlay zoning district to approximately 112.7 acres of Single Family - Detached (SF-D) and 2.04 acres of Neighborhood Commercial (NC) zoning districts.**

**S14-05 - Parcels 10 & 17 Of Cooley Station: Request To Approve The Preliminary Plat For Parcels 10 & 17 Of Cooley Station, A 416 Lot Single Family Home Subdivision On Approximately 112.7**

**Acres Of Real Property Located Southeast Of The Southeast Corner Of Recker And Williams Field Roads Zoned Pending Approval Single Family – Detached (Sf-D) Zoning District With A Planned Area Development (Pad) Overlay.**

Planner Amy Temes stated that this was a request in Cooley Station asking for the General Plan Amendment to change approximately 8 ½ acres from 8 – 14 dwelling units per acre and approximately 106 acres from 5 – 8 dwelling units per acre to 112 acres of 3.5 – 5 dwelling units per acre and 2 acres of Neighborhood Commercial (NC). The zoning will change to SF – D with modifications. An aerial map was displayed and the location of the previously approved charter school was pointed out. The site goes up the collector road that leads to the Cooley village core and connects into the loop area. The General Plan map was displayed and the subject two acres was pointed out at the far west side of the property that is requesting Neighborhood Commercial with the rest being Residential 3.5 – 5. This is primarily for the majority of the acreage, one step down in General Plan land use category. In terms of the zoning, it is still SF – D and NC.

Chairman Wittmann said that it does not look as though the plat was advertised on the agenda but it is in the packet.

Planner Temes said that a version of the plat was also the development plan so the lot layout is identical. It is a zoning exhibit.

Planning manager Edwards asked staff to refer to the exhibit as a development plan so that it would not confuse others.

Planner Temes indicated the development plan and noted that the discussion that they had with the applicant was that this was Cooley Station and the guidelines that were provided for Cooley Station are neotraditional in their design guidelines. Neotraditional from a single family lot residential neighborhood standpoint has a combination of lot sizes and products with a lot of open space and a lot of amenity gathering places for the neighbors. There are not a lot of garages up and down the street. You see porches, patios and other types of entry features but not wall after wall of garage doors. It is laid out so that no matter what street you go down, the garages are on only one side of the street. There are alley loaded products, front loaded products, side on garages with parking on the street and garages that access one side of the street. When the product is alley loaded you actually still have a driveway and the driveway is off the alley. There is still a place to park the car in the driveway but it happens to be off the alley and not off of the primary street. This type of product has not been seen before in Gilbert and it is very exciting to have a true neotraditional neighborhood come forward. It is within walking distance to a school and to the village core. The developer wanted Cooley station to be a true mix of zoning categories and a cradle to grave community so that as you progress through life, whatever you desire at different stages in life, that product is available in Cooley Station. Planner Temes referred to the following graph on page 5 of the staff report:

Site Development	<b>LDC SF - D</b>	<b>Proposed SF – D PAD</b>		
Minimum Lot Size	3,000	<b>6,000</b>	<b>7,680</b>	<b>9,450</b>
Minimum Lot Dimensions	N/A	<b>50 ft x 120 ft</b>	<b>60' x 128'</b>	<b>70' x 135'</b>
Min Front Yard Setback	10 ft	10 ft	<b>12 ft</b>	<b>15 ft</b>
Minimum Side Yard Setback	0 ft or 5 ft	<b>5' and 5'</b>	<b>5' and 10'</b>	<b>5' and 10'</b>
Minimum Rear Yard Setback	10 ft	<b>5 ft</b>	<b>20 ft</b>	<b>25 ft</b>
Maximum Height	36 ft / 3 story	<b>30 ft / 2 story</b>	<b>30 ft / 2 story</b>	<b>30 ft / 2 story</b>
Maximum Lot Coverage	60% - 1 story	60% - 1 story	60% - 1 story	60% - 1 story
	50% - 2 story	50% - 2 story	50% - 2 story	50% - 2 story

The developer is not looking to close up the open space and it still allows for accessory structures to be built in the rear yards. Regarding the Neighborhood Commercial parcel, at this point in time the school would like to purchase that NC parcel. Schools are not allowed within SF – D zoning and so that is one of the reasons that the school came forward previously to rezone the rest of this parcel to Public Facility



institutional (PF/I). Because the school has not actually purchased the property yet, the Cooley's, who own the land, were concerned about zoning PF/I because that can be very limiting to them if they end up having to sell to someone else. Neighborhood Commercial is a category for commercial use that is designed to interact with neighborhoods. It has a limit of one stories, it has setbacks that would buffer residential and is supposed to be uses that are complementary to neighborhoods. Some of the uses that would be allowed would be; animal grooming, food preparation, funeral and undertaking, government offices, healthcare, general offices, personal services, churches, public facilities, entertainment/recreation small-scale, eating and drinking with a use permit. Some other uses are retail uses with a use permit, seasonal sales, teen nightclubs with a use permit, and car washes with a use permit. Uses that could be questionable for neighborhood with noise and lights etc. would be things that would require a use permit. The setbacks for neighborhood commercial is 20' front, 15' side to residential, 15' side to nonresidential and 15' rear to residential. The NC property is wrapped on two sides by the school with one side facing the collector road and another to an open space. There are setbacks and buffer that would occur and it is limited to one story in height. In some ways the use that would go in there would be limited by their use and need for visibility.

Commissioner Cavenee asked if the neotraditional style product, with some homes being frontloaded and others back loaded, was prompting any request for a narrowing of the street width from the standard.

Planner Temes responded that Cooley Station has a streetscape and cross-sections that are approved as part of it and they are meeting the cross-sections as approved. Alleys within Cooley station are a minimum of 26 feet which is expanded from what alleys have been in the past, in Gilbert, so those cross-sections are already in place in the ordinance and staff is not asking to amend them in any way.

Commissioner Cavenee said that staff had mentioned that they are able to maintain, with the front yard setbacks, the 18' driveway length and he was having a difficult time understanding how that is accomplished when looking at the cross-section. On section GG, the 1<sup>st</sup> detail, from the property line they only have 6 feet to the sidewalk and if there is a 10 foot setback they are only getting 16 feet, not 18 feet.

Planner Temes said that the 18 foot is actually measured to the back of sidewalk so they would be able to take advantage of the 6 foot landscape as part of the measurement of the driveway.

Commissioner Cavenee said that some of the front yard setbacks are only 10 feet.

Planner Temes said that staff would clarify in the ordinance that that is to livable, not to garage face.

Commissioner Cavenee said that in those cases the minimum would be 12 feet.

Planner Temes said that she wanted to correct herself, and that it is a 20 foot minimum to the edge of sidewalk to garage face.

Vice Chairman Oehler said that his question was more aimed at the commercial niche. He noted that previous discussions with the school resulted with them saying they did not want that property. When the school came before the Planning Commission they redesigned it because they did not want that part of the property. Is there a Single Family designation for zoning that the school could have instead of NC or does it have to be moved to a commercial setting?

Planner Temes said that the next available residential category that would allow a school would be SF – 6 which would not be consistent with the SF – D next door. The NC seemed to be the best option.

Vice Chairman Oehler said that would be something that he would review in looking at that portion of the zoning. Maybe there is a better way for them to hash it out and make it work.

Planner Temes said that at this point in time she was not aware of there being a letter of intent but that she would definitely ask the applicant if there is one.

Chairman Wittmann asked if there was a reason why the applicant chose SF – D versus SF – 6 and greater based on the lot sizes that they are providing within the community.

Planner Temes stated that you get the 60% and 50% lot coverage when you have SF – D and she believed that they were going with a little more of a compact design where they could have detached garages, accessory structures and secondary dwelling units which are standard items that you see in a neotraditional neighborhood and having the increased lot coverage will allow for that flexibility as the neighborhood matures. Also because of much of the product being alley loaded they would have had to modify the side and rear setbacks again. Whatever way they would have decided to go, they probably would have ended up with the same modifications.

Chairman Wittmann said that she was thinking more of the reason for the base zoning being SF–D versus SF–6. She said that she could see an SF–D PAD along the entire property. She said that the reason that she thinks of that is because of the code amendments that they have entertained and reviewed recently and how certain changes were made and only permitted in the SF–6 and greater categories and SF–D is excluded. By doing so it may be excluded from some of the other benefits that the SF–6 categories receive. That is the reason that she was questioning why that particular category was chosen over the SF–6.

Planner Temes said that they went with SF – D as they were looking at doing as minor amendments as they could.

Chairman Wittmann said that she was having a little heartburn in regard to the 2 acre commercial piece and she knew that it was on a collector and was not highly visible but it seems as though it may not be the best use for that piece of property. She said she was afraid that they were carving out 2 ½ acres that may never developed. She said that she was concerned about future uses and the compatibility there.

Commissioner Sippel said that he would like to echo what the Vice Chairman and Chairman Wittmann had said as he did remember it coming before them previously and the school not wanting it for some reason. He said that he would like clarification from the applicant on that.

**Z14-13 - Request for review and input to amend Ordinance Nos. 1916 and 2356 and rezone approximately 45 acres of real property within The Reserves at Val Vista Planned Area Development (PAD) and generally located south of the southeast corner of Val Vista Drive and Riggs Road, from approximately 45 acres of Single Family Residential - 35 (SF-35) zoning district with a Planned Area Development overlay zoning district to Single Family Residential - 10 (SF-10) zoning district with a Planned Area Development (PAD) overlay zoning district.**

Planner Nathan Williams stated that the applicant is requesting to rezone the 45 acre subject site to SF-10 PAD for a 90 lot residential subdivision. The site is located within the Santan Character Area and is Residential 1 – 2 dwelling units per acre land use designation. They are still compliant with the land use density. In 2007, the site along with the 32 acre site to the North, was part of a General Plan Amendment and rezone for Reserves at Val Vista and this site was designated SF – 15 PAD and had 65 lots. Planner Williams displayed an exhibit and noted that the 45 acres as well as the 32 acres was originally planned as one development. In 2012 the 45 acres was rezoned again to SF – 35 PAD specifically for a congregate living facility which included assisted living, memory care, hospice, skilled nursing and independent living. There were a total of 47 buildings. Planner Williams stated that this development plan is no longer feasible for the owners and they are requesting to rezone the 45 acres to SF – 10 PAD. The proposed development plan was displayed and it was noted that they are not requesting any deviations from the development standards so all the setbacks are the same. There are two main access points From Val Vista Drive and a 3<sup>rd</sup> access is proposed on the northeast corner of the site which will connect to the secondary 32 acres. The layout and design exhibits were shown and it was noted that there would be a subsequent preliminary plat. One of the benefits of the smaller 90 lots will be more open space and more flexibility and usable space. Approximately 20% open space is proposed

Commissioner Cavenee asked how far apart the two ingress points were off of Val Vista Drive.

Planner Williams said that he did not know the exact distance; however, it was based upon the standard separation requirements. He said that he would get a solid number.

Commissioner Cavenee asked if the other ingress point was being coordinated with the adjacent landowner to tie into.

Planner Williams said that was correct. The other property owner came in for a rezoning as well. They are not ready to come forward to a study session currently but the case is active. The connection is to tie into the 156 Street alignment and will keep circulation open. There is also a RW CD easement along the North property line.

Vice Chairman Oehler asked what the open space differential was between this design and the other one in terms of percentages.

Planner Williams said that the original plan was 14%.

Vice Chairman Oehler said that he preferred the current site. He asked how accessible the open space was behind lot 60 and 61.

Planner Williams said that piece could be accessed along the North.

Vice Chairman Oehler said that what he meant was how usable was the piece. He said that it could be a nice little pocket park for after a jog etc.

#### **Discussion of Regular Meeting Agenda**

No Changes were made.

#### **ADJOURN MEETING**

Study Session Meeting adjourned at 6:10 p.m.

---

**Chairman Jennifer Wittmann**

**ATTEST:**

---

**Recorder Margo Fry**